



Senate

General Assembly

File No. 264

February Session, 2022

Substitute Senate Bill No. 294

Senate, April 4, 2022

The Committee on Housing reported through SEN. LOPES of the 6th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING HOUSING PROTECTIONS FOR VICTIMS OF FAMILY VIOLENCE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2022*) (a) As used in this section,
2 "landlord", "tenant", "dwelling unit", "rent" and "rental agreement" have
3 the same meanings as provided in section 47a-1 of the general statutes
4 and "family violence" has the same meaning as provided in section 46b-
5 38a of the general statutes.

6 (b) No landlord shall (1) maintain an action or proceeding against a
7 tenant to recover possession of a dwelling unit under chapter 832 of the
8 general statutes, (2) demand an increase in rent from a tenant, (3) refuse
9 to renew a rental agreement with a tenant, (4) decrease any services from
10 the landlord regarding the dwelling unit to which a tenant is entitled, or
11 (5) otherwise discriminate against a tenant, solely because such tenant
12 is, or has been, a victim of family violence. In addition to the provisions
13 of this subsection, no landlord shall deem that a tenant has violated the
14 rental agreement if such violation is a result of family violence

15 committed against the tenant.

16 (c) For purposes of this section, a tenant's status as a victim of family
17 violence may be shown by (1) medical, court or police records
18 documenting such violence, (2) a statement from a domestic violence
19 counselor, as defined in section 52-146k of the general statutes,
20 documenting such violence, or (3) a statement from a licensed medical
21 professional from whom the tenant has sought services documenting
22 such violence.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2022	New section
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Statement of Legislative Commissioners:

In Subsection (c), Subdiv. designators (1) to (3) were added for clarity.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

There is no fiscal impact from the bill, which prohibits a landlord from taking certain adverse actions against a tenant due to that tenant's status as a victim of family violence. The possible reduction in summary process filings is not anticipated to result in a material change to Judicial Branch operations.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**SB 294*****AN ACT CONCERNING HOUSING PROTECTIONS FOR VICTIMS OF FAMILY VIOLENCE.*****SUMMARY**

This bill prohibits landlords from taking certain actions or discriminating against tenants solely because they are or were victims of family violence. These actions include:

1. maintaining a summary process action (i.e., eviction proceeding),
2. demanding a rent increase,
3. refusing to renew a rental agreement,
4. decreasing any rental unit-related services the tenant is entitled to, and
5. deeming the tenant to have violated the rental agreement if the violation resulted from family violence committed against the tenant.

Tenants may show their status as a victim of family violence using certain records and statements documenting this violence, which include (1) medical, court, or police records and (2) statements from a certified domestic violence counselor or licensed medical professional.

Under the bill, "family violence" means (1) an incident between family or household members resulting in physical harm, bodily injury, or assault or (2) an act of threatened violence between family or household members causing fear of imminent physical harm, bodily injury, or assault (e.g., stalking or a pattern of threats). Verbal abuse or arguments do not constitute family violence unless there is present

danger and the likelihood that physical violence will occur.

EFFECTIVE DATE: October 1, 2022

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 15 Nay 0 (03/15/2022)